



Rural Development • Rural Housing Service • Guaranteed Homeownership Loans

Providing a Solid Footing for a Western Nebraska Family

Matt and Mary Hausman and their two small daughters, Addisyn and Bailee, had moved to West Virginia from Nebraska to enable Matt to attend school for Youth Ministry. After finishing his studies, they decided to return to the Scotts Bluff county area to raise their children and be close to relatives. The family of four moved in with parents until they could find a home to purchase. Matt was able to return to his previous employer in Scotts Bluff county and the family began their home search. They were looking for a home that would meet the needs of their growing family, but still be affordable in their budget.

Matt and Mary met with Marlene Butcher of Valley Bank to apply for a home loan. Marlene helped them with the process and provided them with a loan guaranteed by USDA Rural Development. The loan qualified for further assistance through the Nebraska Investment Finance Authority (NIFA), which allowed them a low interest rate.



Enjoying quality time in their new home.

The home that they selected was located in Scottsbluff and in need of some repairs. Marlene introduced the couple to Western Nebraska Housing Opportunities (WNHO) staff. The Hausmans were able to receive supplemental funds from WNHO to assist with the payment of some of the repairs in addition to providing down payment assistance.

Matt and Mary selected a 1950s era brick home with two bedrooms, one bathroom and a complete, but unfinished, basement. Using the USDA guaranteed loan with the reduced Nebraska Investment Finance Authority (NIFA) interest rate allowed them to obtain 100% financing. The WNHO funds supplemented the seller's concessions to complete the needed repairs of a new roof, gutters and downspouts as well as electrical repairs, correcting defective paint and other miscellaneous repairs.

The family moved into their new home in late March 2015, just 10 days before the birth of their son, Caden. Mary Hausman stated, "We are super satisfied with our new home and were happy to afford a house large enough for our family, yet with affordable payments." Marlene Butcher of Valley Bank expressed appreciation to USDA Rural Development, NIFA and WNHO. "I know what this opportunity meant to the Hausman family and I felt honored to be a small part of the process. The Hausmans are a hardworking couple who deserve this opportunity to own a home and with us all working together, they were able to make that happen. I really appreciate the lenders who partnered to assist this family."

Obligation Amount: \$90,800

Date of Obligation: 03/18/2015

Congressional District: Representative Smith, District 03; Senators Fischer and Sasse

Partners: Nebraska Investment Finance Authority (NIFA) and Western Nebraska Housing Opportunities (WNHO), Valley Bank

Demographics: Family returning to a rural setting

Impact: Affordable housing; Rural Families